

**COMMITTEE ON SPECIAL PERMITS
MONDAY, NOVEMBER 23, 2020 at 6:05 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS**

Voting members present: Chairman pro tem Edward Tedesco, Alderman Joanne Campbell, Alderman Jeffrey Dillon, and Alderman Darlene Mercer-Bruen. Absent: Chairman Richard Gately

Non-voting members present: President Lindsay Higgins, Alderman Michael Concannon, Alderman Robert Ferullo and Alderman Joseph Demers

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Reading of meeting minutes of July 13, 2020: Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to approve the minutes of the previous meeting; in favor, 4-0.

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UDR Inwood LLC for a special permit to modify and amend special permit by adding plan entitled relative to proposed cardboard recycling area at 1 Inwood Drive: Representing UDR Inwood LLC was Attorney Joseph Tarby, Rubin & Rudman, 600 Unicorn Park Drive, Woburn, MA; and Ryan Bianchetto, Allen & Major Associates, 100 Commerce Way, Woburn, MA. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to receive and make part of the permanent record a memorandum from Attorney Tarby dated November 23, 2020, entitled "Special Permit Petition of UDR Inwood LLC, 1 Inwood Drive, Woburn, Massachusetts;" and a revised plot plan dated November 19, 2020 entitled "Site Improvement Plan Set Proposed Cardboard Recycling Area #1 Inwood Drive Woburn, MA 01801" stamped and signed and stamped by Timothy Williams, P.E., Allen & Major Associates; approved, 4-0. Attorney Tarby said his client is seeking to modify a special permit issued on April 7, 2005 and revised a number of times over the years to add a cardboard recycling area as depicted in a plan of record dated November 19, 2020. He said the property is located in an S-2 zoning district. He said this is the second revision to the original plan for a cardboard recycling area. He said the first proposed plan was changed because the dumpster enclosure was too close to the lot line. He said after meeting with the Building Commissioner it was determined the recycling area is an "other permitted use," must therefore adhere to a 25 feet setback and the plan was therefore revised a second time. He said the recycling area will serve a 450-unit apartment complex to which there will be no other modification. Mr. Bianchetto said the property owner has decided to add a cardboard recycling area due to the increased volume of shipping materials during the Covid-19 pandemic. He said the area is going to be dedicated for cardboard recycling and will be located near an existing recycling area. He said residents will access the recycling area through a gate. He said there will be a second set of double gates for trucks to access for removal of recycled material. He said the recycling area is located near Building #7 of the complex. He said the cardboard recycling area will consume a couple of parking spaces, but the complex will still comply with the zoning ordinance requirement. Chairman pro tem Tedesco asked if anyone on the committee has any questions for the applicant. Alderman Mercer-Bruen said she appreciates

why the applicant plans to use this area as a recycling center. She asked if the applicant is willing to abide by a condition that all previous conditions imposed upon the special permit are acceptable. Attorney Tarby said previous conditions are acceptable to the applicant. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell that the modification to the special permit “ought to pass” with the following conditions: 1.) A modified copy of the special permit shall be submitted to the city’s Inspectional Service Dept.; 2.) The plan of record shall be the version dated November 20, 2020, and; 3.) All previous conditions from the special permit dated April 7, 2005, and amended April 13, 2006, November 9, 2006, March 19, 2007, July 13, 2007, January 25, 2008, December 12, 2013, September 3, 2015 and July 5, 2019, are in full force and extended to the plan dated November 20, 2020 by Allen & Major; approved, 4-0.

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Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to adjourn; in favor, 4-0. Chairman pro tem Tedesco adjourned the meeting at 6:14 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees